



ARDBLAIR

KILTARLITY, BEAULY



ARDBLAIR KILTARLITY, BEAULY

A modernised and extended farmhouse with spectacular views.

Beauly 6 miles. ■ Inverness 14 miles.

About 0.7 hectares (1.6 acres) in all.

Offers Over £625,000

- Four Reception Rooms. Four Bedrooms.
- Beautifully appointed, semi open plan accommodation.
- Roof terrace and studio.
- Garaging, workshop and kennels.
- Easily managed gardens with flagstone sitting areas.
- Extensive woodland walks direct from the house.
- Currently a successful holiday let with Short Term Let licence awarded.
- Stunning views over a landscape of woodland pasture and heather moorland.

Galbraith

Inverness
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 **OnTheMarket**





SITUATION

Ardblair lies between Kiltarlity and Drumnadrochit in Inverness-shire. The property is in a beautiful position with spectacular views over a stunning, unspoilt landscape of woodland pasture and heather moorland. Although within easy reach of Inverness and the Great Glen, Ardblair is in a peaceful setting and in an area that offers the best in rural sport and recreation, from regular sightings of native wildlife such as pine marten, red squirrels and red kite; to walking, cycling and riding in Boblainy Forest behind the house; and fishing for salmon and trout on the local rivers and lochs.

Kiltarlity is about 3 miles away and has a village shop, Post Office and highly regarded primary school, while nearby Beaulie is a prosperous centre with a good range of independent shops, cafes, a doctors' surgery and a railway station. Inverness, about half-an-hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Originally a modest farmhouse, Ardblair has been extended and upgraded to create a striking contemporary house. The semi open plan ground floor has spacious and light filled accommodation that flows from the impressive and beautifully proportioned sitting room and library, through to more intimate reception rooms, the dining kitchen with a double cooker and bedroom with adjacent bathroom. The first floor bedrooms, including a beautiful bedroom suite, are reached via two separate staircases, while the upper floor of the tower houses a studio sitting room which opens to the extensive roof terrace. External stairs from the roof terrace give the option to create self-contained accommodation.

Ardblair is currently a successful seasonal holiday let, managed through the owners' website <https://fanblairfarm.co.uk/ardblair-house/>. The house achieves high occupancy levels with an annual turnover of approximately £30,000, though the potential exists to grow the business by making more weeks available across the year. Further information is available on request however it is our clients intention to cease trading the holiday let as of end of October with an entry date following the start of November..

ACCOMMODATION

Ground floor - Entrance Hall. Reception Hall. Sitting Room. Library/Games Room. Dining Room. Dining Kitchen. Larder. Utility Room. Bedroom. Bathroom.

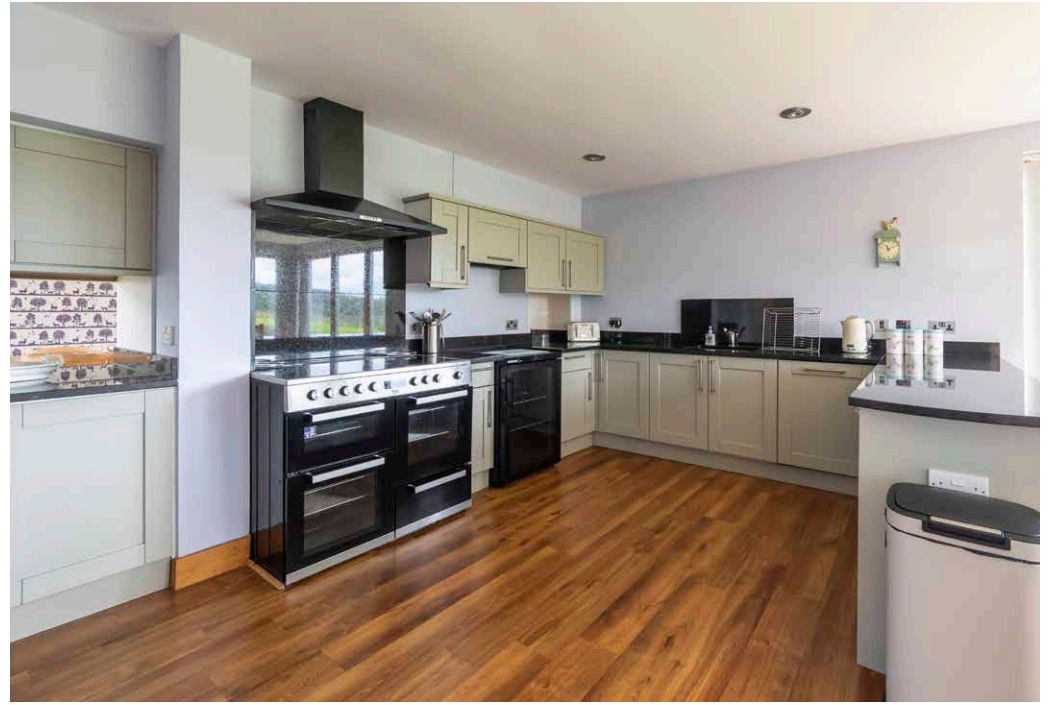
First floor - Master Bedroom Suite with Shower Room and Dressing Area. Gallery. Two further Bedrooms. Bathroom.

Tower - Studio/Sitting Room. Roof Terrace.

GARDEN GROUNDS

Ardblair is approached from the public road, a driveway over which the owners have a right of access leading to a parking area at the rear of the house.

The grounds extend to approximately 1.6 acres and comprise easily managed gardens with flagstone terraces around the house, a pergola sitting area and a courtyard garden. The extensive grass allows for the creation of paddocks for livestock grazing.



OUTBUILDINGS

L-shaped and of timber construction with a box profile roof. Comprising:

Garage

14.5 m x 5.8 m

With three roller doors, concrete floor, power, light and door to:

Workshop

8.1m x 5.1m

Double aspect with shelving, work bench, concrete floor and door to parking area.

Adjacent to the workshop are kennels and a log shed. To the rear of the workshop is an enclosed exercise area for dogs.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired underfloor heating and wood burning stoves	G	Fibre broadband available*	Available*	D	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

From Inverness take the A862 signposted to Beaulie. After approximately 9 miles, turn left signposted to Kiltarlity and Drumnadrochit. Follow this road for approximately 5.5 miles and the turning to Ardblair is on the right hand side.

Exact grid location - What3Words - <https://w3w.co/gliding.mailer.poorly>

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

The children's play area equipment, hot tub and barbecue hut are all included in the sale.

EXTRA LAND

There may be an opportunity to rent or buy additional land and interested parties should approach the selling agents in the first instance.

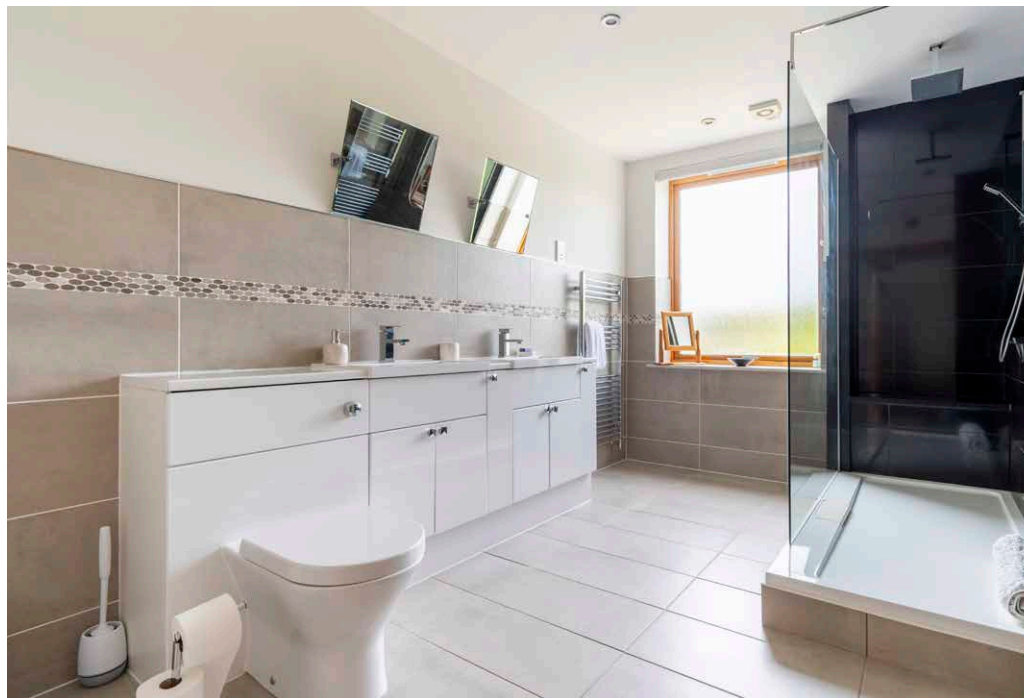
FANBLAIR WOODLANDS

Galbraith is also marketing Fanblair Woodlands on behalf of the seller. This comprises a non-contiguous parcel of mixed amenity and commercial woodland. <https://www.galbraithgroup.com/property/elg240025-fanblair-woodland-kiltarlity-beaulie-highland-iv4-7ht/>

VIEWING

When the house is let, viewing will be limited to changeover day.

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.





Ardblair

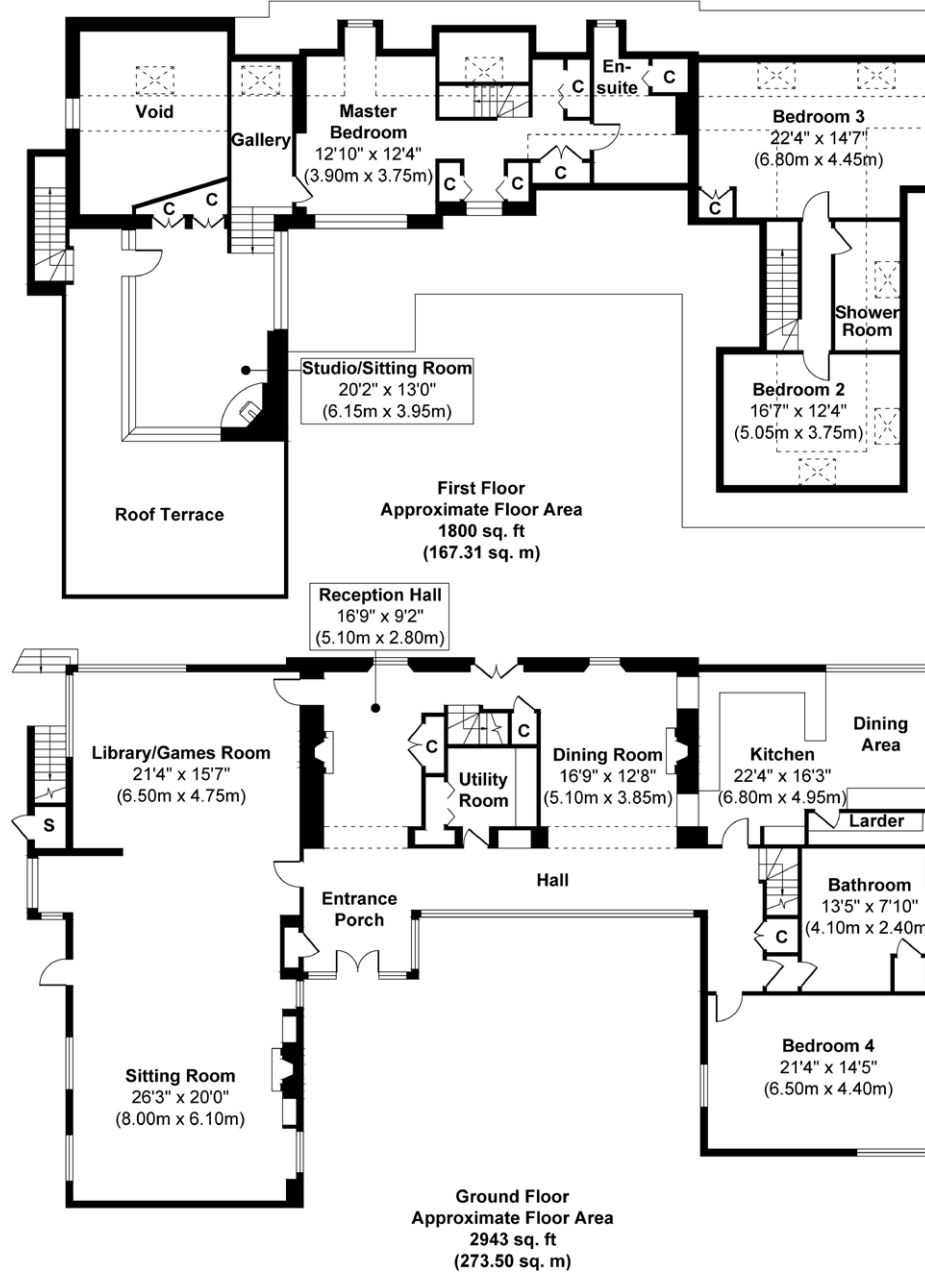


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

POST CODE

IV4 7HT

SOLICITORS

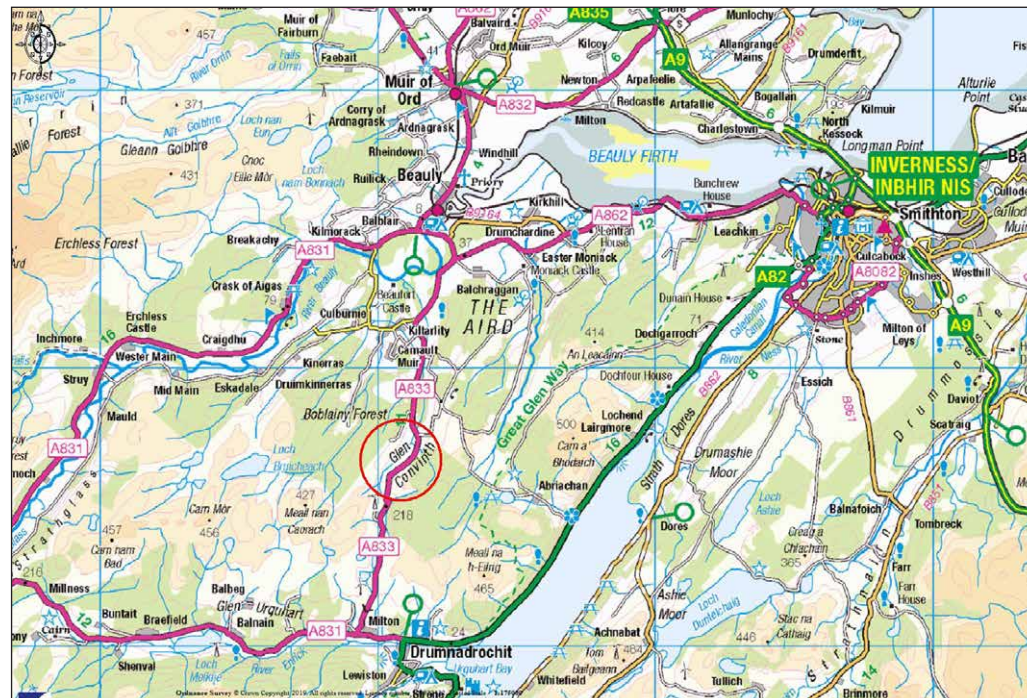
WJM

The Green House
Beechwood Park North
Inverness

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.



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